

LAND USE ELEMENT GLOSSARY FOR URBAN AND RURAL SUB-ELEMENTS

Adequate Facilities

This term includes several concepts in rural lands:

- (a) For transportation facilities defined in RCW 36.70A.070(6)(a)(iii)(B) as "locally owned arterials and transit routes" and defined in RCW 36.70A.070(6)(a)(iii)(C) as "state-owned transportation facilities" concurrency standards shall be set in the comprehensive plan and provisions of RCW 36.70A.070(6)(b) shall apply.
- (b) For all other public facilities and services required to serve development, the requirement shall be for "adequate" services and facilities to be available to serve the development. The County adopts existing state and county regulations for adequate facilities, including water and septic standards identified by the State Department of Health and the County Health Department; water right and well standards administered by the Department of Ecology; and road, flood hazard, and storm water standards as administered by the County Department of Public Works.
- (c) A determination of transportation concurrency and adequate facilities as provided herein shall be sufficient to satisfy the development standards and requirements of Lewis County for purposes of GMA. Other standards or conditions may be imposed to meet specific ordinance or project circumstances.

Development and Developed Property

"Development" refers to the alteration of property to serve a purpose other than the onsite production of farm, forest, or mineral resources. Development may include both surface and subsurface improvements, and is most often characterized by one or more of the following: a combination of fill; underground utilities, including power and or water; and/or the construction of structures to serve one or more purposes. Property which has been improved by development is considered "developed property."

Development

From Lewis County Code: 17.10.069 Development. "Development" means any activity that requires federal, state, or local approval for the use or modification of land or its resource. These activities include, but are not limited to, subdivision short subdivisions and large lot subdivisions; binding site plans; planned unit developments; variances; shoreline substantial development; clearing activity; excavation and grading; embankment; activity conditionally allowed; building or construction; revocable encroachment permits; and septic approval.

Existing Development

The development of an area or use is considered "existing" if it was in place or in use prior to July 1, 1993¹, the date GMA became effective in Lewis County.

Foster

To promote the growth or development of, to encourage.

Gateway

An adjective that can be used to describe a location on a major highway or arterial that serves to identify a location as distinctive due to its historic character, specific community theme or linkage to a geographic feature such as a national park.

LAMIRD

The GMA speaks of limited areas of more intensive rural development ("LAMIRDS"), which were identified by the Legislature in RCW 36.70A.070(5)(d) in the 1996 amendments to GMA.

Natural Resources

"Natural resources" include forestlands, water, agricultural lands, and mineral deposits. Mineral deposits include sand and gravel in dry and river deposits, hard rock, precious minerals (including gold and silver), base metals (including lead), coal, oil, and natural gas. New or expanded activities to commercially extract natural resources, except agricultural or timber resources, shall be processed by a special use permit. Some of the resource lands are further designated lands of "long-term commercial significance" pursuant to RCW 36.70A.170. Lewis County has an abundance of natural resources.

Predominate

Predominant, or being most frequent. In development of the comprehensive plan maps a pattern was predominant if it ranged from roughly 2/3 to 3/4 of the field.

Redevelopment

Refers to the use of developed property for new or different uses or purposes. Redevelopment permits land or buildings previously developed to be used in a different manner to serve the changing needs of the owners and local residents. Redevelopment may involve a change in use and shall be of a size, scale, including intensity, and nature consistent with rural character patterns described in this plan and county development regulations.

Rural Character

"Rural character" refers to the patterns of land use and development established by a county in the rural element of its comprehensive plan. Lewis County adopts the following narrative guidelines to identify and protect the rural character of the County.

¹ RCW 36.70A.070 (5)(d)(iv)

- (a) *In which open space, the natural landscape, and vegetation predominate over the built environment.* RCW 36.70A.030(14)(a). Lewis County looks to historic patterns of development to maintain diversity and opportunity. The goal of this plan is to preserve open space through clustering, protection of critical areas, large tracts of woodland property, and through rural activities such as farming, tourism, logging, home occupations and local services. The agricultural and forest protection district was developed to encourage the maintenance of large tracts.
- (b) *That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas.* RCW 36.70A.030(14)(b). Lewis County rural areas, including small towns, crossroads commercial areas, freeway commercial areas, home occupations, and home based industries, have provided a degree of economic opportunity and a variety of necessary services throughout the rural areas. The goal of this plan is to maintain and enhance that historic pattern, while avoiding the extension of costly urban governmental services or sprawl which would interfere with long-term resource use and conservation, or critical area protections. Size, scale, including intensity, and other limitations identify the limits of rural activity consistent with traditional and historic intensity and demand on public services and facilities.
- (c) *That provide visual landscapes that are traditionally found in rural areas and communities.* RCW 36.70A.030(14)(c). Visual landscapes range from the wholly undeveloped wilderness areas associated with federal lands, to farm and forest lands outside designated resource lands, to clusters of activity and development and a variety of businesses reflecting the efforts of residents to live and work in rural areas. The County plan respects the mixed views of traditional landscapes and makes provision to retain a variety of such landscapes consistent with the County's rural character
- (d) *That are compatible with the use of the land by wildlife and for fish and wildlife habitat.* RCW 36.70A.030(14)(d). The County has developed a critical area ordinance and is adopting critical area goals and policies to protect critical areas, including fish and wildlife habitat, where they may be potentially impacted by development. The adoption of rules for large lot subdivisions, and the application of additional standards for uses and special uses provide both consideration and tools to assure compatibility.
- (e) *That reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.* RCW 36.70A.030(14)(e). The conversion of undeveloped lands in this plan is intended to occur primarily in proximity to other areas of development to take advantage of existing public facilities and services, or on a scattered basis in situations that require minimal extension of public facilities or services. The adoption of lot of record requirements, standards for new development, logical outer boundaries for limited areas of more intensive rural development, and limitations on size and location of rural uses minimize and contain rural uses consistent with the needs of a viable rural economy.
- (f) *That generally do not require the extension of urban governmental services.* RCW 36.70A.030(14)(f). The County plan prohibits the extension of the urban services, defined below, outside of the urban growth area, except where already in existence, or where necessary and available to resolve existing or imminent health hazards. The rural area development contemplated in this plan is to

be accomplished by rural governmental services as defined below, which permits the County to take advantage of a significant base of existing facilities and services already available in the rural areas.

(g) That are consistent with the protection of natural surface water flows and ground water and surface water recharge and discharge areas. RCW 36.70A.030(14)(g). The County critical areas ordinance protects critical areas, including flood hazard, wetland, and stream areas. Siting considerations for identified areas of more intense rural area development (and particularly small towns, crossroads commercial, freeway commercial, and criteria for resort area development) all considered the suitability of the site for more intense activity, with potential for impact to critical areas being a disqualifying consideration. The plan as organized is designed to be consistent with the protection of surface water flows and surface and groundwater recharge and discharge

Rural Character and Rural Development

The legislature also made provision for rural development and uses, which were not urban and expressed that difference in a number of provisions dealing with rural areas, including definitions of:

"rural character" RCW 36.70A.030(14)

"rural development" RCW 36.70A.030(15).

Rural Development

"Rural development" refers to development outside the urban growth area and outside agricultural, forest, and mineral resource lands designated pursuant to RCW 36.70A. 170. Rural development can consist of a variety of uses and residential densities, including clustered residential development, at levels that are consistent with the preservation of rural character and the requirements of the rural element. Rural development does not refer to agriculture or forestry activities that may be conducted in rural areas. Lewis County rural development activities are identified in the following section.

Rural Government Services and Rural Services

"Rural governmental services" or "rural services" include those public services and public facilities historically and typically delivered at an intensity usually found in rural areas, and include small public water systems, fire and police protection services, transportation and public transit services, and other public utilities associated with rural development and normally not associated with urban areas. Rural services commonly do not include storm or sanitary sewers, except as otherwise authorized by RCW 36.70A.110(4). Specific rural governmental services include fire districts, school districts presently located outside UGAs, and public or private water systems. Individual water or waste systems for industrial use, fire flow, or National Pollution Discharge Elimination System ("NPDES") or waste discharge under Chapter 90.48 RCW shall not be considered "urban governmental services." The existing water service districts and sewer districts and companies which have historically served Lewis County rural areas are considered "rural" services for purposes of this plan. Sewer districts outside UGAs are not permitted to expand boundaries except to address environmental issues.

Rural Services

A specific definition of “rural governmental services” or “rural services” is provided to clarify that they include those public services and public facilities “historically and typically delivered at an intensity usually found in rural areas, and may include domestic water systems, fire and police protection services, transportation and public transit services, and other public utilities associated with rural development and normally not associated with urban areas.”

Urban Growth

The Legislature defined "urban growth" as: . . . growth that makes intensive use of land for the location of buildings, structures and impermeable surfaces to such a degree as to be incompatible with the primary use of land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources, rural uses, rural development, and natural resource lands designated pursuant to RCW 36.70A.170. . . ." RCW 36.70A.030(17).

Urban Growth Areas

“Urban growth areas” mean those areas designated by a county pursuant to RCW 36.70A.110.

Urban Governmental Services or Urban Services

“Urban governmental services” or “urban services” include those public services and public facilities at an intensity historically and typically provided in cities, specifically including storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with rural areas. The following facilities in Lewis County are considered “urban governmental services”: (1) Municipal public water and sanitary sewer systems of the nine cities and towns, master planned communities, and planned industrial areas; and (2) Lewis Public Transportation Benefit Area (“Twin Transit”).

Urban Services

A differentiation between "rural services" and "urban services" which focused specifically on intensity of uses "historically and typically delivered at an intensity usually found in rural areas" vs. those "at an intensity historically and typically provided in cities" Compare RCW 36.70A.030(16) [rural] with RCW 36.70A.030 (19) [urban].

Uses

“Uses” in rural areas are viewed in the context of commercial, industrial, residential, or resource activity and not a specific business. Land that may have a business supporting logging activity, which changes in response to economic circumstances to a general retail activity, is land that remains in “use” for commercial purposes. Thus, the use of the land has not changed, while the specific business on the site may well change through time.